



**VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
AGENDA ITEM**

MEETING DATE: June 08, 2016

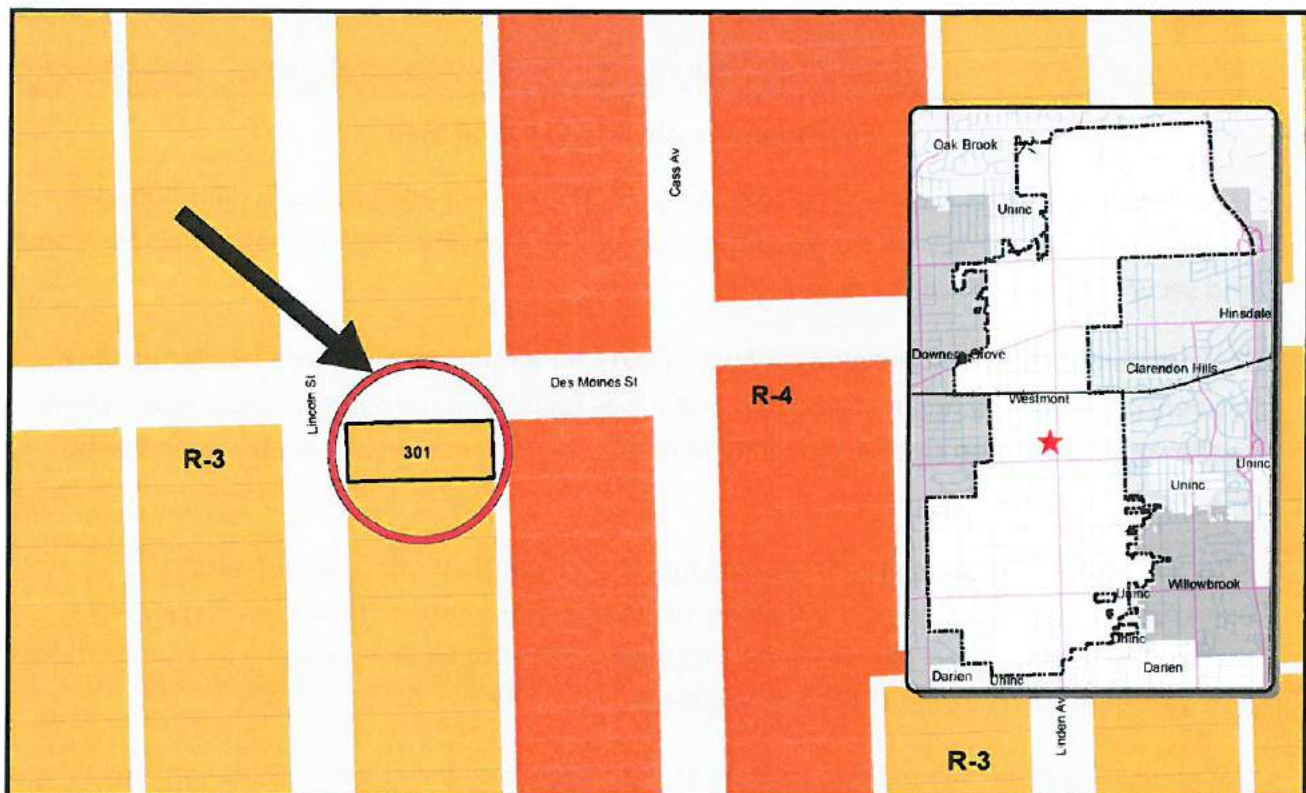
P/Z 16-012

TITLE: Stanley T. Bales, Jr. regarding the property located at 301 South Lincoln Street, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance Request to allow new home construction within a required side yard adjoining a street setback in the R-3 Single Family Detached Residence District.

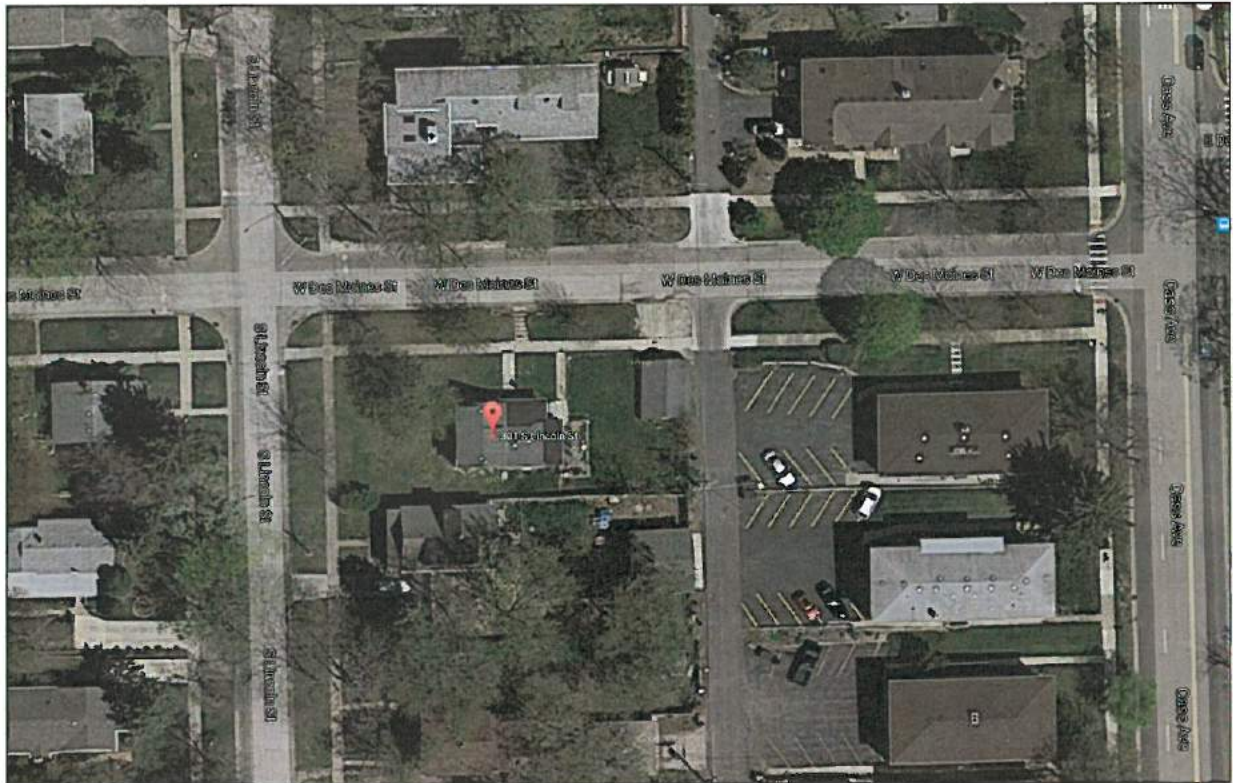
BACKGROUND OF ITEM

The subject lot is located on the southeast corner of the intersection of Lincoln Street and Des Moines Streets. Also known as Lot 20 in Block 28 of the Arthur T. McIntosh and Company subdivision, the lot is approximately 60' x 150' and is approximately 9,000 square feet or 0.21 acres.



301 South Lincoln Street - Zoning Map

The property is zoned R-3 Single Family Detached Residential District, as are the adjacent properties to the north, south, and west. Property to the east along South Cass Avenue is multi-family residential and zoned R-4 General Residence District.



301 South Lincoln Street -Aerial Map

The previous home on the property suffered a fire in August of 2015 and was demolished in February of 2016, along with the existing garage on the property. The site has remained vacant and securely fenced since the demolition.

The petitioner had submitted plans in April of 2016 for a replacement single family detached residence that met all required setbacks, but it was found that the existing home immediately to the south was in too close a proximity to meet a 10' distance separation between the two structures.

After discussion with staff, proposed remedies for the petitioner to move forward in construction included revising the building plans to create a smaller floor plan, requesting a waiver to the building permit regulations through Village Board, or requesting a variance to the side yard setbacks (side yard adjoining a street).

Weighing all options, the petitioner requests a variance from the minimum side yard adjoining a street setback so that the home may be shifted with existing plans to accommodate the 10' building separation requirement.

ZONING ANALYSIS

The proposed construction is permitted in the R-3 Single Family Detached Residence zoning district and matches the character of the surrounding neighborhood.

Minimum setbacks for the district are defined in Appendix "A", Section 6.04 - Bulk and development standards in residence districts. A summary of requirements and requested density variances are discussed below.



301 South Lincoln Street

Setback summary for variance request

As a corner property, required side yard setbacks are 5' to the interior side yard, and 25' to the side yard adjoining a street. Initially, the floor plan of the proposed house showed a footprint to these required setbacks. It was found through surveys that the house to the south of the property sits 3.74' from the property line, resulting in a distance between the two homes to be 8.74', or 2.26' deficient of a 10' required separation distance (per the building code). As a remedy, the new home would be constructed with a 6.5' setback to the interior lot, which would create a 10.24' separation distance. This pushes the entire home 1.5' to the north into the required 25' setback.

Sec. 6.04. - Bulk and development standards in residence districts.

<i>R-3 District</i>	<i>Minimum Side Yard Adjoining a Street</i>	<i>Requested Setback</i>
Single-family detached dwelling	25'	23.5'
Variance Requested:		1.5' encroachment variance



Adjacent home seen in background

The previous home and garage have been demolished due to the fire damage, but staff does note that the previous home was setback only 19.29' to the side street. Although not relevant as a legal non-conforming setback, the variance request for the new construction does show a significant improvement to prior site conditions.

In the neighborhood context, multiple homes in the immediate vicinity show existing setbacks of less than the 25' minimum, including 237 South Lincoln Street to the immediate north, which has a setback of approximately 10' to the street.

SUMMARY

The applicant requests a variance for relief from the minimum setbacks for a side yard adjoining a street to construct a new single family detached residence in the R-3 District.

DOCUMENTS ATTACHED

1. Public notice as published in the May 25, 2016 edition of the Westmont Progress.
2. Application for variance, with associated application materials, dated May 11, 2016.
 - a. Plat of Survey, prepared by Associated Surveying Group, dated October 08, 2005.
 - b. Building Plan and Elevations, prepared by J Stanulis Architects, dated May 10, 2016.
 - c. Site Plan, prepared by BCI, Inc., dated May 16, 2016.

LEGAL NOTICE / PUBLIC NOTICE
VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION AGENDA

The Village of Westmont Planning and Zoning Commission will hold its regular meeting on Wednesday, June 08, 2016 at 7:00 P.M., at the Westmont Village Hall, 31 West Quincy Street, Westmont, IL 60559.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Swearing-in of testifying attendees and reminder to sign in
5. Reminder to silence all electronic devices
6. Approval of Minutes of the May 11, 2016 meeting
7. Open Hearing

New Business

PZ 16-012 Stanley T. Bales, Jr. regarding the property located at 301 South Lincoln Street, Westmont, IL 60559 for the following:

(A) Zoning Code Variance Request to allow new home construction within a required side yard adjoining a street setback in the R-3 Single Family Detached Residence District.

PZ 16-013 Westmont B Imports, Inc. regarding the property located at 420 and 430 East Ogden Avenue, a portion of Westmont Drive, 645, 650 and 651 Westmont Drive, and 415 Plaza Drive, Westmont, IL 60559 for the following:

- (A) Special Use Permit request to operate an automotive dealership in the B-2 General Business District.
 - (B) Zoning Code Variance request to allow parking within the front yard setback.
 - (C) Zoning Code Variance Request to increase the allowed height in the B-2 General Business District for the purpose of constructing a rooftop parking deck for an automobile dealership.
 - (D) Preliminary Plat of Vacation for Westmont Drive.
 - (E) Preliminary Plat of Consolidation.
 - (F) Site and Landscaping Plan approval.
8. Adjourn

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the Village of Westmont, Illinois, 60559 between 8:00 A.M. to 4:00 P.M. Monday through Friday, or telephone (630) 981-6210 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION
Ed Richard Chairperson

May 25, 2016
Westmont Suburban Life 1190994

LEGAL NOTICE / PUBLIC NOTICE
VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLICATION

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, June 08, 2016 at 7:00 P.M. in the Westmont Village Hall, 31 W. Quincy St., Westmont, Illinois 60559.

The purpose of the hearing is to consider a request from Westmont B Imports, Inc. regarding the property located at 420 and 430 East Ogden Avenue, a portion of Westmont Drive, 645, 650 and 651 Westmont Drive, and 415 Plaza Drive, Westmont, IL 60559 for the following:

- (A) Special Use Permit request to operate an automotive dealership in the B-2 General Business District.
- (B) Zoning Code Variance request to allow parking within the front yard setback.
- (C) Zoning Code Variance Request to increase the allowed height in the B-2 General Business District for the purpose of constructing a rooftop parking deck for an automobile dealership.
- (D) Preliminary Plat of Vacation for Westmont Drive.
- (E) Preliminary Plat of Consolidation.
- (F) Site and Landscaping Plan approval.

PARCEL 1 (651 Westmont Drive):

THE WEST 180.00 FEET (AS MEASURED ALONG THE SOUTH AND NORTH LINES THEREOF) OF LOT 19 IN OAKWOOD INDUSTRIAL PLAZA, UNIT NO. 2, BEING A SUBDIVISION IN THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1972 AS DOCUMENT R72-26017, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2 (430 East Ogden Avenue & 645 Westmont Drive): TRACT 1 OF LAUREL ASSESSMENT PLAT, BEING A PART OF THE NORTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 1991 AS DOCUMENT R91-060354, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 1 (650 Westmont Drive): LOT 1 IN J. KRAMER'S RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 13 AND 14, EXCEPT THE NORTH 210.0 FEET OF SAID LOT 13, IN OAKWOOD INDUSTRIAL PLAZA UNIT NO. 2, BEING A SUBDIVISION IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 1984 AS DOCUMENT R84-55934, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2 (415 Plaza Drive): THE EAST 106.00 FEET OF THE WEST 206.00 FEET OF THE NORTH 210.00 FEET OF LOT 13 IN OAKWOOD INDUSTRIAL PLAZA UNIT NO. TWO, A SUBDIVISION IN THE NORTH 1/2 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1972, AS DOCUMENT R72-26017, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3 (429 East Ogden Avenue): THE EAST 200 FEET OF LOT 15 IN OAKWOOD INDUSTRIAL PLAZA UNIT NUMBER 2 BEING A SUBDIVISION OF THE NORTH 1/2 OF SECTION 3 TOWNSHIP 38 NORTH RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1972 AS DOCUMENT R72-26017, IN DUPAGE COUNTY, ILLINOIS.

PIKs: 09-03-206-007, 09-03-206-011, 09-03-206-014, 09-03-207-011, 09-03-207-018

More Common Location: 420 and 430 East Ogden Avenue, 645, 650 and 651 Westmont Drive, Westmont Drive, and 415 Plaza Drive, Westmont, IL 60559

Village Code(s) Applicable: Appendix A, Section 4.05 (E) (22)
Appendix A, Section 4.16 (C) (7)
Appendix A, Section 7.02(E)
Appendix A, Section 7.03 (A)(8)(d)
Appendix A, Section 7.05(D)
Appendix A, Section 10.06 (G)
Appendix A, Section 13.07
Appendix A, Section 13.09
Appendix B Note:

Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the Village of Westmont, Illinois, 60559 between 8:00 A.M. to 4:00 P.M. Monday through Friday, or telephone (630) 981-6210 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION
Ed Richard Chairperson

May 25, 2016
Westmont Suburban Life 1190971

LEGAL NOTICE / PUBLIC NOTICE
VILLAGE OF WESTMONT
PLANNING AND ZONING COMMISSION
NOTICE OF PUBLICATION

NOTICE IS HEREBY GIVEN that a public hearing has been scheduled before the Westmont Planning and Zoning Commission to be held on Wednesday, June 08, 2016. The purpose of the hearing is to consider a request from Stanley T. Bales, Jr. regarding the property located at 301 South Lincoln Street, Westmont, IL 60559 for the following:

(A) Zoning Code Variance Request to allow new home construction within a required side yard adjoining a street setback in the R-3 Single Family Detached Residence District.

Legal Description:

LOT 20 IN BLOCK 28 IN WESTMONT, BEING A SUBDIVISION BY ARTHUR T. MCINTOSH & CO. OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

More Common Location: 301 South Lincoln Street, Westmont, IL 60559

PIK: 09-09-428-001

Village Code(s) Applicable: Appendix "A", Section 6.04 (F) (1)
Appendix "A", Section 13.07

Note: Any person who has a disability requiring a reasonable accommodation to participate in the meeting should contact the Village of Westmont, Illinois, 60559 between 8:00 A.M. to 4:00 P.M. Monday through Friday, or telephone (630) 981-6210 voice, or (630) 981-6300 TDD, within a reasonable time before the meeting.

All interested persons in attendance will be allowed to express their views.

WESTMONT PLANNING AND ZONING COMMISSION
Ed Richard Chairperson

May 25, 2016
Westmont Suburban Life 1190956

LEGAL NOTICE / PUBLIC NOTICE

NOTICE TO BIDDERS

1. **Time and Place of Opening Bids:** Sealed proposals for the item described herein will be received at the Downers Grove Sanitary District, 2710 Curtiss Street, Downers Grove, Illinois 60515, until 10:00 a.m., Wednesday, June 15, 2016, and at that time will be publicly opened and read.
2. **Description of Work:** The proposed work consists of providing digester mixing equipment for Anaerobic Digester #1 at the District's Wastewater Treatment Center.
3. **Instructions to Bidders:** Specifications and proposal forms may be obtained from Jeff Barta, Maintenance Supervisor, at the Downers Grove Sanitary District, 2710 Curtiss Street, Downers Grove, IL 60515, Telephone: (630) 969-0664.
4. **Rejection of Bids:** The Downers Grove Sanitary District reserves the right to reject any and all proposals and to waive technicalities.

Downers Grove Suburban Life 1191037

Variance Request R3 Zoning

Re: 301 S. Lincoln St.
R.E. Index # 09-09-428-001

May 04, 2016

Community Development Department,

My name is Stanley Bales; some of you may know me from the Hardware store here in town. I am not sure if all of you are aware of the fire that occurred at my home at 301 S. Lincoln St. in August 2015. A minor child that had been arrested and convicted of arson for unknown reasons set it on fire.

I am pleading to the Board Members and the Building and Zoning Department. Since the fire in August, I have diligently been progressing forward with the processes of rebuilding. I have suffered delays in the process, from the civil engineering, sanitary district, etc. All of these delays have been out of my control. I was finally able to submit my building permits on April 13, 2016. During the first review, I was made aware of a recent discovery. The neighbor to the south of my home does not have the 5-ft. setback required. I am 15" short of the fire code to have 10 ft. between us. Since this is a corner lot that is 60 ft. x 150 ft., the architect designed the home to be 30 ft. wide. Giving a 5-ft. easement to the south and a 25-ft. setback on the North and West sides. My home will have sprinklers, but since the neighboring does not, I will be applying for a set back variance.

In order to be compliant with the Fire Ordinance, I would require a **maximum** side yard set back of 23.74'. I believe it would be in the best interest to make the side yard set back no greater than 23.5'. This should yield an approximate distance of 10.3' between the homes. The previous home prior to demolition had a side yard set back of 19.29' from the North.

Thank You for your consideration,
Sincerely,
Stan Bales

Variance Request R3 Zoning

**Finding of Fact for Variations
Re: 301 S. Lincoln St.
R.E. Index # 09-09-428-001**

May 04, 2016

Community Development Department,

The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located; Because the current fire code requires 10' between structures.

The plight of the owner is due to unique circumstances; The neighboring home to the South does not have the appropriate side yard set back of 5' not allowing for the 10' between the homes to meet current fire code.

The variation, if granted, will not alter the essential character of the locality; This area of the subdivision is one of the original. Many, if not all of the surrounding homes currently have side yard set backs that are much less than the proposed. Character of the locality will not be altered.

Thank You,
Stanley Bales
Property Owner

VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION
FINDINGS OF FACT

PUBLIC HEARING OF JUNE 8, 2016

P/Z 16-012 – Stanley Bales, regarding 301 S. Lincoln Street, Westmont

Request for a variance to allow for the construction of a new home which encroaches into the required side yard adjoining a street in the R-3 Single Family Detached Residence District.

CRITERIA NO. 1: The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.

FINDINGS OF FACT: The Applicant faces a hardship that is not self-created. An adjacent home to the south contains a non-conforming interior side yard setback of 3.74 feet. If the Applicant were to build the proposed home at the allowed interior side yard setback of 5 feet, the home would violate the 10 foot building separation requirement. In order to maintain this building separation requirement and yield a reasonable return, the Applicant has repositioned this proposed house to the north and seeks this variance to allow a minor encroachment into the side yard setback adjoining a street.

CRITERIA NO. 2: The plight of the owner is due to unique circumstances.

FINDINGS OF FACT: The hardship in this case is created by the non-conforming house to the south. The previous house on the subject property contained a corner side yard setback of 19.29 feet, and the proposed new home will lessen this setback encroachment to 23.5 feet.

CRITERIA NO. 3: The variation, if granted, will not alter the essential character of the locality.

FINDINGS OF FACT: The proposed side yard encroachment is minimal and consistent with the setbacks of other houses in the area which are located on corner lots. This variance, if approved, will be consistent with the character of the surrounding area.

6 The Planning and Zoning Commission agrees with the above findings.

Ø The Planning and Zoning Commission does not agree with the above findings.

Associated Surveying Group, P.C.

Illinois Prof. Design Firm No. 184-003013

P.O. Box 810

Bolingbrook, IL 60440

PH: 630-759-0205

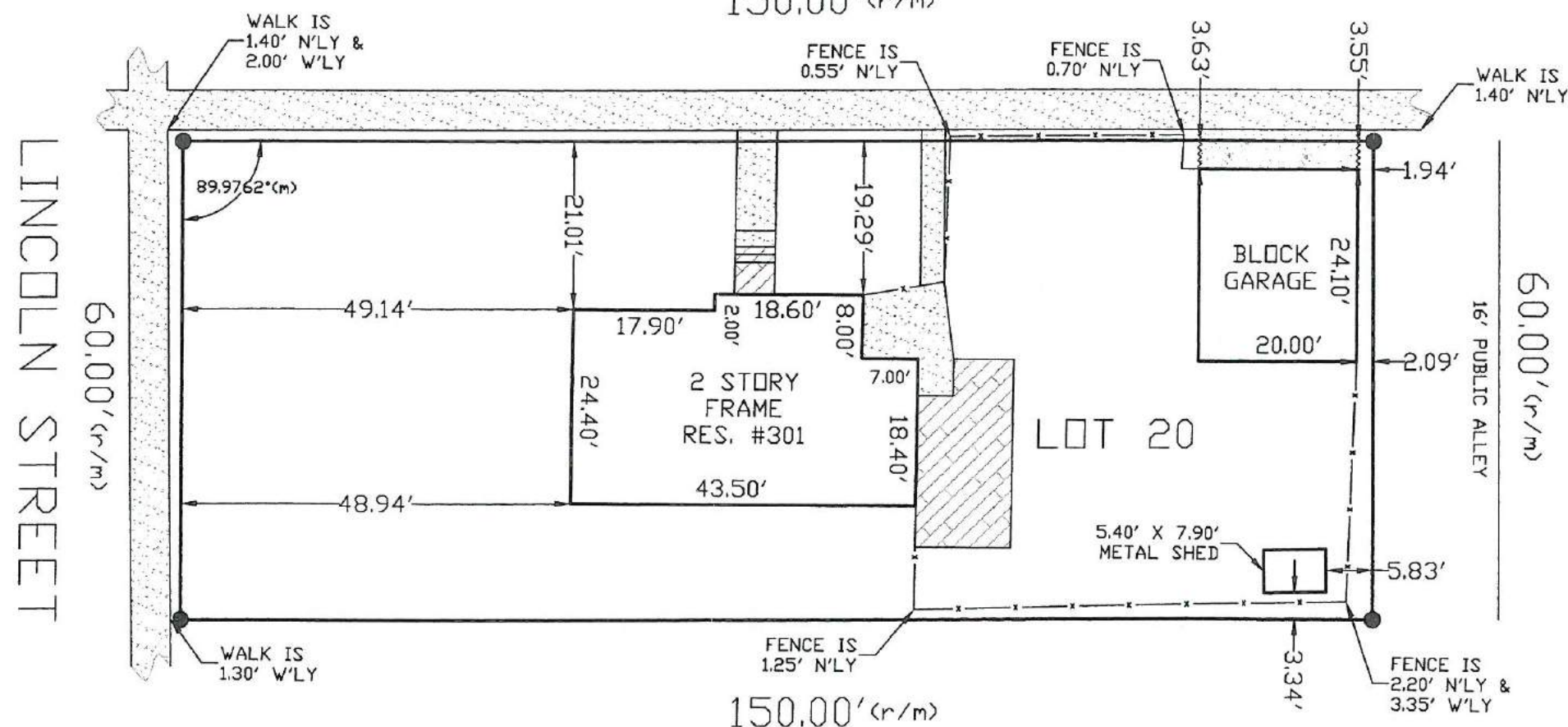
FAX: 630-759-9291

PLAT OF SURVEY

LOT 20 IN BLOCK 28 IN WESTMONT, BEING A SUBDIVISION BY ARTHUR T. MCINTOSH & COMPANY OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

DES MOINES STREET

150.00' (r/m)



State of Illinois }
County of Will } SS

I, Michael G. Herwy, an Illinois Professional Land Surveyor, do hereby certify that "This professional service conforms to the current Illinois minimum standards for a boundary survey", and that the Plat hereon drawn is a correct representation of said survey.

Dated, this 21st day of DECEMBER, A.D., 2005, at Bolingbrook, IL.

FIELDWORK DATE: OCTOBER 8, 2005

CLIENT: SPERLING

JOB NO.: 61471-05

Michael G. Herwy
Illinois Professional Land Surveyor No. 35-002900
License Expires: November 30, 2006

NOTES:

1. COMPARE THE LEGAL DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO, COMPARE ALL FIELD MEASURED LOT CORNERS & BUILDING TIES WITH THIS PLAT BEFORE CONSTRUCTION AND REPORT ANY DIFFERENCE AT ONCE.
2. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO DEPICTED ON THE RECORDED SUBDIVISION PLAT. REFER TO YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE FOR ADDITIONAL ENCUMBRANCES.
3. MEASURED LOT DIMENSIONS ARE SHOWN ONLY WHEN THEY DIFFER FROM RECORD DIMENSIONS BY 0.15 FEET OR MORE.
4. CURVED LINES DENOTED WITH ARC LENGTHS UNLESS OTHERWISE NOTED. ALSO, ALL ARCS ARE TANGENT.

LEGEND:

	ASPHALT		CONCRETE
	WOOD		BRICK
	SET IRON PIPE		CROSS
	IRON PIPE		REBAR/ROD
	CHAIN LINK FENCE		NOTCH
	WOOD FENCE		
	ALL OTHER FENCE TYPES		

ABBREVIATIONS:

A = ARC LENGTH	N'LY = NORTHERLY
R = RADIUS	S'LY = SOUTHERLY
CH = CHORD LENGTH	E'LY = EASTERLY
(r) = RECORD VALUE	W'LY = WESTERLY
(m) = MEASURED VALUE	TYP = TYPICAL
P.U.D. = PUBLIC UTILITY & DRAINAGE EASEMENT	

SCALE 1" = 20'



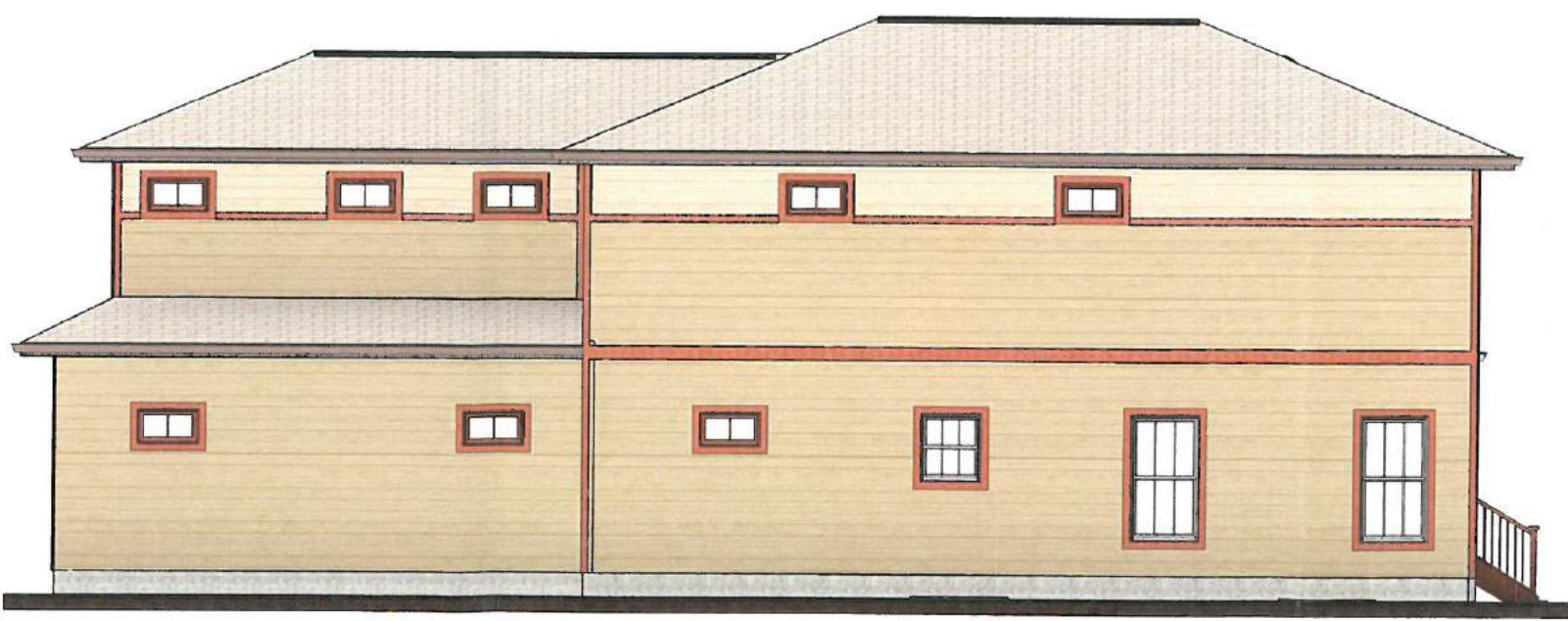
① East Elevation Copy 1
 1/8" = 1'-0"



② North Elevation Copy 1
 1/8" = 1'-0"



④ West Elevation Copy 1
 1/8" = 1'-0"



③ South Elevation Copy 1
 1/8" = 1'-0"

OWNER:	Stan Bales
PROJECT DESCRIPTION:	301 S Lincoln St Westmont, IL 60559
SHEET TITLE:	Proposed Elevations
SCALE:	1/8" = 1'-0"
DATE:	05/10/16
SHEET:	A3.0

ARCHITECT:

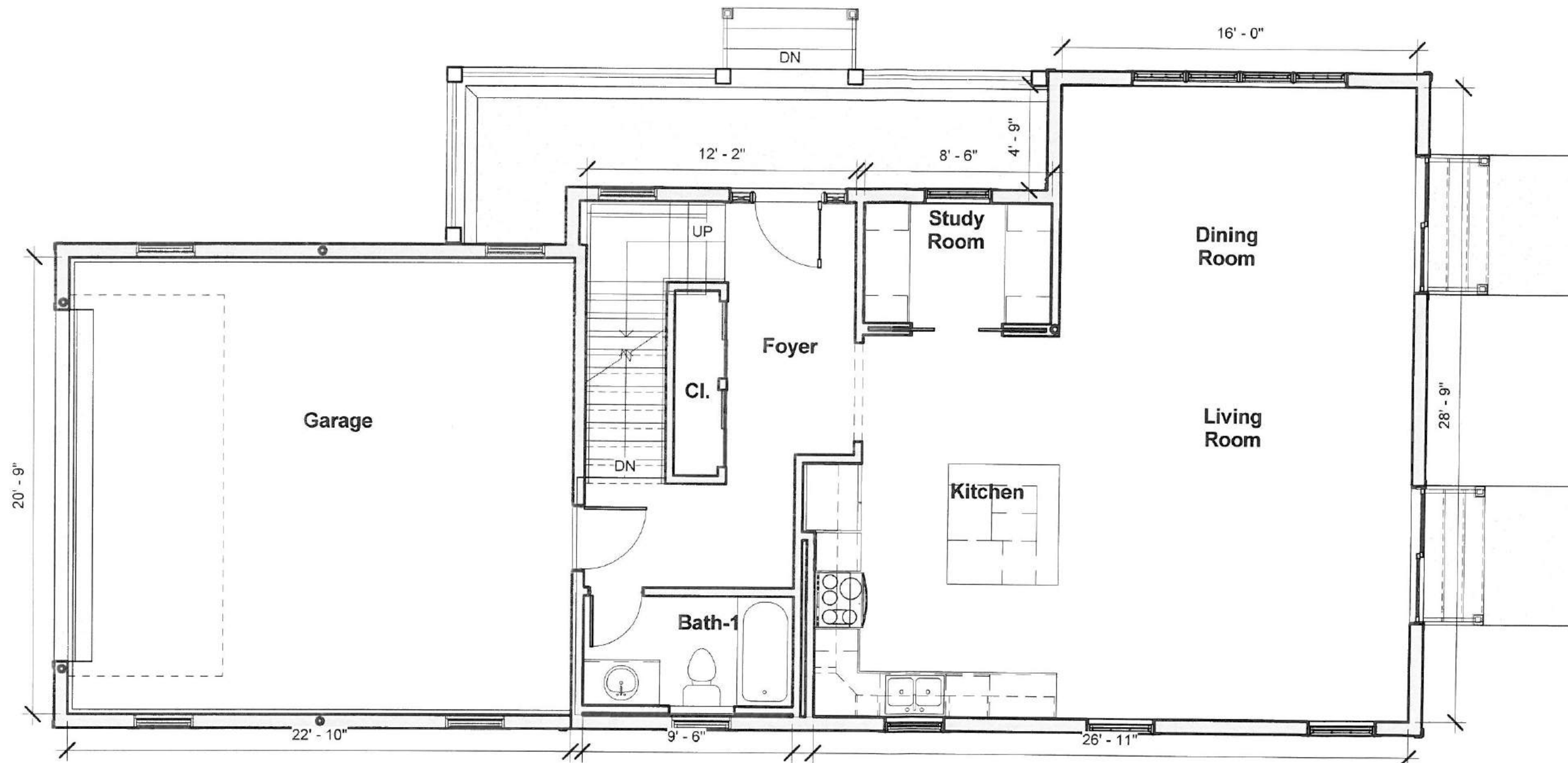
J Stanulis Architects

125 West 61st. Street

Westmont, IL 60559

Ph: 773.203.4544

jeremy@jstanulis.com



① 01 - First Floor - Presentation
3/16" = 1'-0"

OWNER:
Stan Bales

PROJECT DESCRIPTION:
301 S Lincoln St
Westmont, IL 60559

SHEET TITLE:
Proposed First Floor

SCALE: 3/16" = 1'-0"

DATE: 05/10/16

SHEET:

A2.1

ARCHITECT:

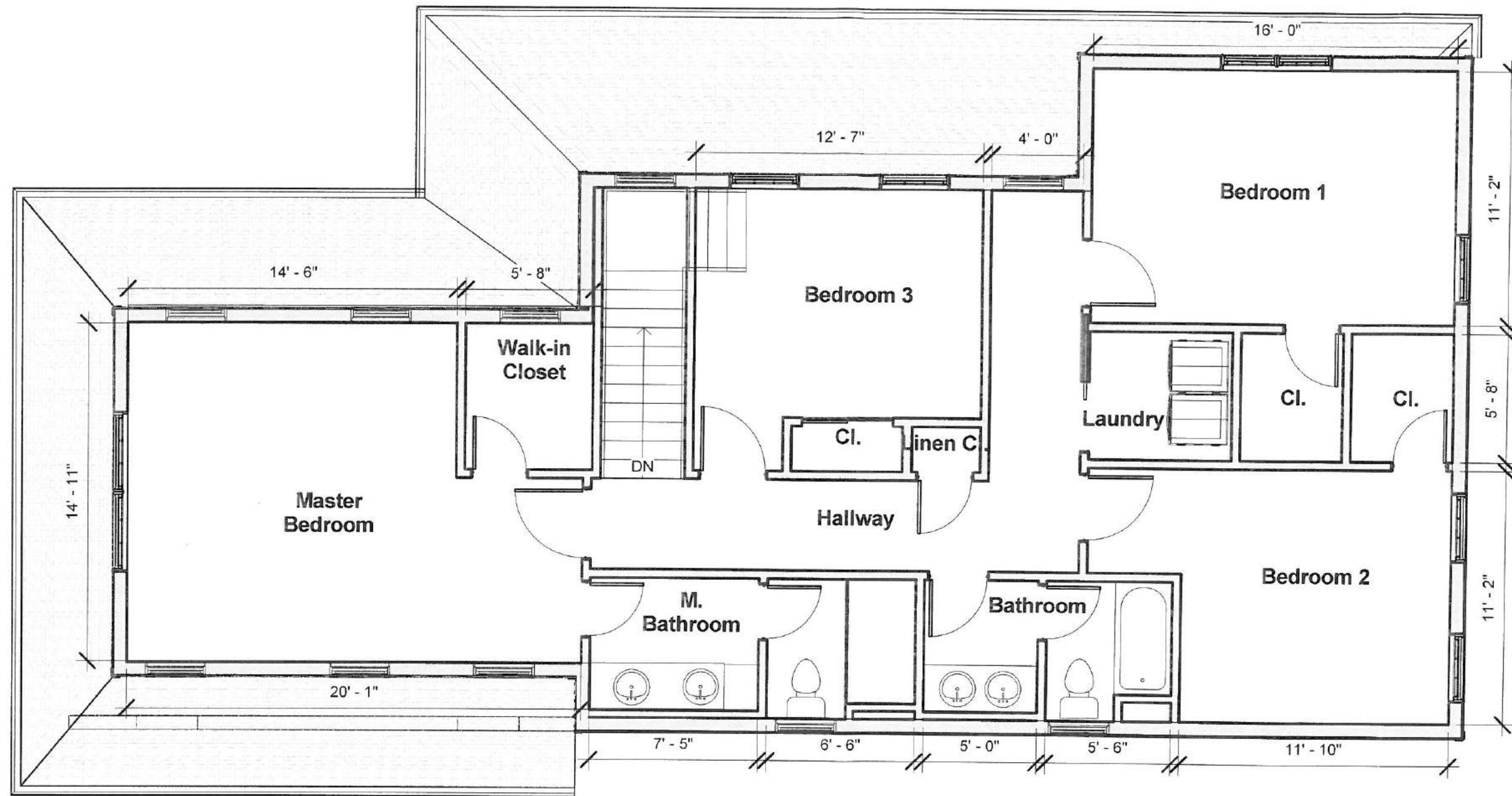
J Stanulis Architects

125 West 61st Street

Westmont, IL 60559

Ph: 773.203.4544

jeremy@jstanulis.com



1 02 - Second Floor - Presentation
3/16" = 1'-0"

OWNER
Stan Bales

PROJECT DESCRIPTION:
301 S Lincoln St
Westmont, IL 60559

SHEET TITLE:
Proposed Second Floor

SCALE: 3/16" = 1'-0"

DATE: 05/10/16

SHEET:

A2.2

GENERAL NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING JULIE FOR UTILITY LOCATES A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING EXCAVATION.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE.
3. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS AS REQUIRED, PRIOR TO COMMENCING CONSTRUCTION.
4. ALL REFERENCES TO IDOT STANDARD SPECIFICATIONS SHALL REFER TO THE ILLINOIS DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
5. CONSTRUCTION OPERATION SHALL BE CONDUCTED IN SUCH A WAY AS TO PREVENT TRACKING OF MUD OR SOIL, DEBRIS, ASPHALT AND CONCRETE ONTO PUBLIC THOROUGHFARES. AT THE END OF EACH DAY, THE CONTRACTOR SHALL REMOVE MATERIALS DEPOSITED ONTO PUBLIC STREETS AND ALLEYS. PUBLIC STREETS AND ALLEYS SHALL BE RESTORED PROMPTLY MEETING CITY OF GENEVA STANDARDS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL VERIFY THE EXACT ELEVATION AND LOCATION OF ALL EXISTING UTILITIES AND APPURTENANCES PRIOR TO CONSTRUCTION, TO AVOID INTERFERENCES.
7. APPROPRIATE PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO AND TO PROTECT EXISTING UTILITIES AND APPURTENANCES IN THE VICINITY OF WORK.
8. ALL BUILDING LAYOUTS SHOULD BE DONE BY A REGISTERED LAND SURVEYOR REMOVE AND REPLACE AFTER CONFIRMING THE PROPERTY CORNERS IN THE FIELD. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO INITIATING CONSTRUCTION.
9. PROPOSED TOP OF NEW FOUNDATIONS AS NOTED ON PLANS. PROPOSED GROUND ELEVATIONS AS NOTED ON PLANS.
10. PROPOSED AREA TO DRAIN AWAY FROM HOUSE. DIRECT SURFACE WATER TO SWALES AS SHOWN.
11. PROPOSED ELEVATIONS ARE TOP OF SOD OR DRIVEWAY. FINISHED DIRT GRADE IN LAWN AREAS SHALL BE 2" BELOW TOP OF SOD.
12. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH SIX INCHES (6") OF TOPSOIL & SOD WITHIN FIVE (5) DAYS OF COMPLETION OF PERTINENT WORK, WEATHER PERMITTING. ALL SOD MUST BE WATERED TO SUSTAIN GROWTH.
13. ANY EXISTING BROKEN OR CRACKED SIDEWALK SQUARES AND/OR DAMAGED SIDEWALK RESULTING FROM THE PROPOSED IMPROVEMENT MUST BE REMOVED AND REPLACED. THE SIDEWALK SHALL BE COMPOSED OF FIVE INCHES (5") OF TOPSOIL OF CLASS "SI" CONCRETE, SIX INCHES (6") ACROSS THE DRIVEWAY, OVER A THREE INCH (3") CA-6 STONE BASE. THE SIDEWALK SHOULD DRAIN AT 1/4" TOWARDS THE ROADWAY.
14. EXCEPT AS NOTED ON THE PLAN, THERE IS TO BE NO ALTERATION OF EXISTING GROUND ELEVATIONS ANYWHERE ON THE SUBJECT PROPERTY IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPE

